NEWSLETTER OF THE AREA PLANNING BOARD OF PALM BEACH COUNTY • P.O. BOX 3643 • WEST PALM BEACH, FLORIDA 33402

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AREAWIDE COMPREHENSIVE PLANNING BECOMES MANDATORY

As the result of the passage of recent amendments to the Area Planning Board enabling legislation, which became effective July 1, 1974, regarding orderly growth and development in Palm Beach County, all municipalities and the Board of County Commissioners will be responsible for the development of a total Comprehensive Plan for their respective jurisdictional areas on or before October, 1975.

The amended Act also requires that all cities and the County inform the Area Planning Board by October 1, 1974, who will perform these required planning activities, i.e., the governmental body itself, a planning consulting firm, or a request to the Area Planning Board to provide assistance. When all Comprehensive Plans are completed, the Area Planning Board will prepare a Countywide Comprehensive Plan by October, 1976.

It should be noted that the planning requirements as set forth in the amended legislation were prepared through the cooperative efforts of the Palm Beach County Municipal League, the Board of County Commissioners and the Area Planning Board. This determination was arrived at as a result of subcommittee meetings regarding the proposed legislation amendments composed of representatives of these three organizations. Members of this subcommittee, in turn, made a joint presentation of the proposed amendments to the Palm Beach County Legislative Delegation at its meeting in December, 1973. These amendments were supported unanimously by the Legislative Delegation in the Florida Legislature.

The basis for the amending of the existing Area Planning Board legislation was:

1. Recognition on the part of local elected officials, urban planners and concerned private citizens of the need for a Comprehensive Planning Program to cope with the growth problems facing Palm Beach County.
2. The Environmental Land Management Committee (ELMS) also recommended that the Legislature enact legislation which would require that Land Use Plans be developed within all counties.

The state-wide legislation recommended by the ELMS Committee, which incorporated the land planning requirement, however, failed to pass during the 1974 session of the Florida Legislature.

The validity of such land planning requirements was also recognized on the local level by the aforementioned elected officials, planners and citizens. It was further recognized that not only a Countywide Land Use Plan should be developed, but a total Comprehensive Planning effort should be developed for Palm Beach County and the 37 incorporated municipalities.

Inasmuch as the major effort of the planning program is to be completed during the upcoming fiscal year, it cannot be overstressed that budgetary preparations should be made as early as possible by the municipalities to provide for the necessary planning studies and plans.

In light of the modified Area Planning Board enabling legislation regarding total comprehensive planning for the Palm Beach County area, the Area Planning Board is presently augmenting its staff with the appointment of five additional professional planners possessing expertise in the areas of research and data collection, municipal coordination, and long range comprehensive planning.

In order to accomodate the expanding Area Planning Board staff, the Palm Beach County Board of County Commissioners recently authorized the Area Planning Board to move to a new location which will provide additional office space needed for the added personnel necessary to perform the required planning functions.

The list and flow chart as shown on the following pages of this newsletter indicates the basic elements of the comprehensive planning program as well as the order of completion and the interrelationship of the various planning elements.

THE COMPREHENSIVE PLANNING PROGRAM

The Countywide Regional Plan for Palm Beach County consists of the preparation and administration of a systematic program guiding or controlling the use and development of land in such a way that the maximum social and economic benefits may accrue to the people of the community or region. The planning process will address itself primarily to three basic points:

(1) Recommending ways of improving undesirable conditions or elements within the planning area;

(2) Preparing for foreseeable changes through planning documents;

(3) Providing a program to implement desired public improvements.

The planning process is generally accomplished through a program containing four major phases:

(1) Goal Formulation

a. Listing the community's goals;
b. Formulating objectives to accomplish these goals.

(2) Research and Analysis of Background Data

a. Base Mapping;
b. Population Study - past, present and future trends;
c. Economic Study - past, present and future trends;
d. Land Use Analysis - analyzing existing land use patterns.

(3) Preparation of Future Plans

a. Land Use Plan - allocation of future residential, commercial, industrial, and public land;
b. Transportation Plan - locating future streets and highways;
c. Community Facilities Plan - analyze, locate, and allocate community facilities, such as parks, public buildings, schools, etc.

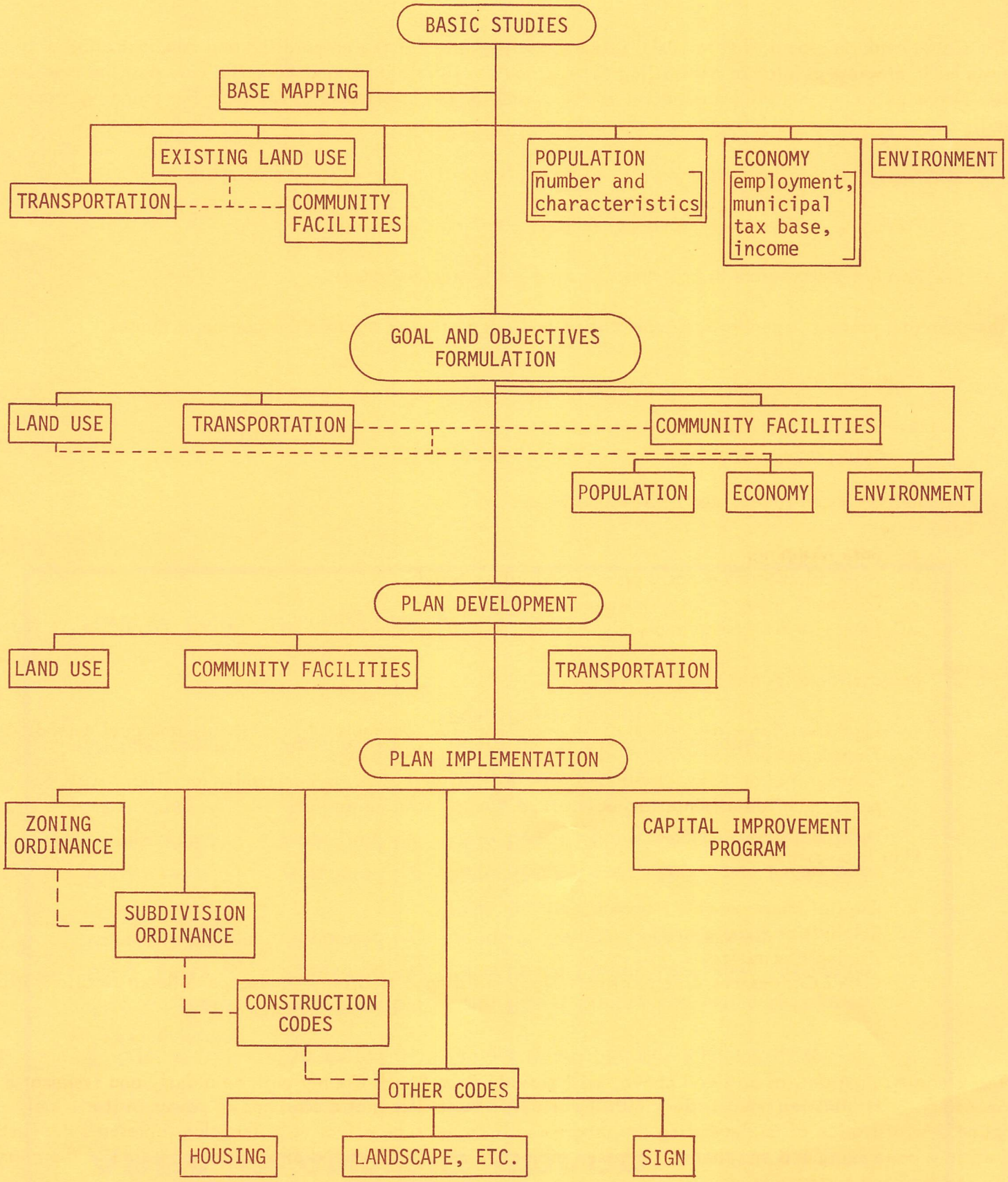
(4) Plan Implementation

a. Capital Improvements Program;
b. Subdivision Regulations;
c. Zoning Ordinance;
d. Other Ordinances & Regulations (Sign, Building & Housing, Landscape & Beautification, etc.)

The planning program, as outlined above, will provide Palm Beach County with an orderly and systematic approach to its planning needs. But, it is important to remember that a plan has no power in itself; only sound administration of implementing the program will prove to be effective. The plan represents the first step in a continuing and progressive program, subject to modification and expansion according to the changing needs of the community.

Area Planning Board of Palm Beach County - July, 1974

ELEMENTS OF THE COMPREHENSIVE PLAN



AREA PLANNING BOARD of PALM BEACH COUNTY - July, 1974

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